

NEW OR REVISED RULES & REGULATIONS, EFFECTIVE APRIL 1, 2010

PETS

1. Each household is permitted to have up to two (2) pets at any given time. The only exception is fish.
2. Dogs, cats, birds, and fish are the only animals allowed. Livestock and farm animals (for example, ducks and chickens), snakes or other exotic animals, are prohibited.
3. Dogs must be no more than (or be expected to grow to be no more than) 50 pounds and 18" tall at the shoulder.
4. All dogs and cats must display current rabies and license tags.
5. No pets are allowed within the fenced area of the swimming pool or in the fenced playground area.
6. All dogs and cats outside the confines of the unit/patio must be on a leash, under control, and attended by a person at least eight (8) years of age.
7. All animal waste must be picked up and disposed of immediately and properly. There are pet-waste stations available in the common areas to assist with this clean-up. Pet waste on patios must be removed by the resident and must not be washed into the driveway and down the storm drains.
8. Residents are responsible for their guests' pets being on leashes and being cleaned up after properly.
9. No pet shall be allowed to remain at VVI that is determined by the Board of Directors to be a threat, menace, nuisance, annoyance, or hindrance to other residents.

NUISANCE AND DISTURBANCES

1. Residents and visitors must exhibit due regard for the comfort and enjoyment of all other residents of the VV1 community.
2. Residents will avoid making (or permitting to be made) loud, disturbing, or objectionable noises.
3. Using or playing (or permitting to be used or played) musical instruments, radios, i-pods or similar electronic devices, televisions, computers, amplifiers, and any other noise making instruments or devices in such a manner that disturbs other residents is prohibited.
4. Barking dogs, noxious odors, or other disturbances coming from units or patios will be considered a nuisance.
5. The Board of Directors (and management company representative, if so delegated by the Board) has sole discretion in determining what is an acceptable noise level or what is to be considered a nuisance, and their decision is final.

FOR-SALE and FOR-LEASE SIGNS

1. For-sale and for-lease signs may be no more than five (5) square feet in size, and only one (1) per unit is permitted.
2. No yard signs are permitted.
3. All signage must be conventional and inoffensive in appearance, as determined by the Board of Directors (or management company representative, if so delegated by the Board).

WINDOW COVERINGS

1. Windows visible to the public must be covered with draperies, shades, or blinds of a neutral color and conservative appearance. Wood-tone blinds are also acceptable. All such coverings must be maintained in good condition.
2. Windows with their coverings pulled aside or raised must be kept free of unsightly objects.
3. Front door windows above eye level, and decorative glass windows that are designed not to be seen through, generally need not be covered.
4. Window film, aluminum foil, paper products, bed sheets, or other unconventional coverings are not permitted as window treatments.
5. Seasonal decorations of windows are permitted, but must be removed within 10 days after the respective holiday.
6. The Board of Directors (and management company representative, if so delegated by the Board) will determine the appropriateness of all window treatments, in the interest of assuring that the property remains visually appealing to residents and visitors, and that property values are maintained.

NEW POLICY ON FINES, EFFECTIVE APRIL 1, 2010

Violation of any of VV1's Rules and Regulations will normally result in a letter being sent to the respective homeowner, urging compliance and warning of possible fines.

A second violation and each subsequent violation of the same rule will result in a \$50 fine being posted to the owner's Association account.

Violations of an especially egregious or malicious nature, as so determined by the Board, may subject the homeowner to an immediate \$50 fine.

Repeated violations and very serious ones may also subject the homeowner to legal action.

Landlords are responsible for their tenants' compliance with community rules, and homeowners are responsible for their guests' compliance as well.

ER 029 - 20 - 0985

20120000084
Pages 6
01/03/2012 08:44:56 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 32.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS